

LEGEND: FXISTING ELEC. ---- ELECTRIC ---- TELEPHONE TEL. CATV ---- CABLE TELEVISION ---- SANITARY SEWER SAN. SWR. ESM'T. ---- EASEMENT ---- BUILDING SETBACK LINE B.S.L. ---- RIGHT-OF-WAY N.C.B. ---- NEW CITY BLOCK ---- BLOCK FOUND 1/2" IRON ROD SET 1/2" IRON ROD & CAP (MBC) FOUND CONCRETE MONUMENT FINISHED CONTOURS ---- FXISTING CONTOURS

EXISTING CONTOURS

IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	29'21'41"	430.00'	112.65	220.35	217.95'	N69'56'07"W
Ç2	04'02'26"	390.00'	13.76	27.50'	27.49'	N82'35'45"W
C3	05'14'05"	1702.69	77.83	155.56	155.50'	N37'20'42"E
C4	06'36'42"	1492.69'	86.22'	172.25 '	172.15	N30'48'03"E
C5	16'35'44"	135.00'	19.69'	39.10'	38.97	N37'59'32"E
C6	54'28'37"	115.00'	59.20'	109.34	105.27	N03'06'55"E
C7	07'28'22"	280.00'	18.28'	36.52	36.49'	N27'51'34"W
C8	04'19'27"	265.00'	10.00'	20.00'	20.00'	N33'45'28"W
C9	60'12'57"	85.00'	49.29'	89.33'	85.28'	N05'48'43"W
C10	61'04'32"	115.00'	67.84	122.59'	116.86'	N06'14'31"W
C11	37'24'02"	50.00	16.92	32.64	32.06'	N06'53'46"E
C12	50'28'44"	5.00'	2.36'	4.41'	4.26'	N13'26'07"E
C13	31'39'12"	135.00	38.27	74.58	73.64	N30'27'49"E

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LINE	BEARING	LENGTH
L1	S63'07'50"W	102.65
L2	S23'05'59"W	5.17'
L3	N25.44,38,W	41.87'
L4	N39'57'45"E	76.75
L5	N55'16'20"W	30.00'
L6	N30°21'14"E	55.94'
L7	S58'24'15"W	15.00'
L8	N54°04'48"E	15.00'
L9	N35'55'12"W	30.89
L10	S35*55'12"E	44.51'
L11	S62*43'44"W	14.68'
L12	N49'53'18"W	13.54
L13	S65*09'37"W	65.15
L14	S63'36'18"W	72.91'
L15	N75°05'02"W	50.11
L16	S62*17'08"W	16.81
L17	S26'43'59"W	48.08'
L18	S76'44'08"W	65.92'
L19	S53°29'35"W	66.25'
L20	S64'22'44"W	62.79'
L21	S81'11'31"W	27.55
		1

L22 N30'21'17"E 20.14'

N62'43'38"E

S59'13'27"E 61.77' N04'38'34"W 13.52'

LINE TABL

SCALE: 1"=100' BEARINGS BASED ON THE PLAT OF WALKER RANCH RECORDED IN VOLUME 9531, PAGES 177-180.

RIVER BEND OF CAMINO REAL P.U.D.

REPLAT \mathbf{OF} WALKER RANCH

BEING LOT 3 (20.152 ACRES), BLOCK 1, N.C.B. 17160, SAN ANTONIO, BEXAR COUNTY, TEXAS.

IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

LOCATION MAP NOT TO SCALE

NOTES

1. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED) & ZONE A, ON COMMUNITY PANEL NUMBER 480045 0259 E DATED FEBRUARY 16, 1996, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.

ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. ZONE A NO BASE FLOOD ELEVATIONS DETERMINED.

- 2. PLAT ESTABLISHING ONE (1) MULTI-FAMILY LOT.
- 3. IRON RODS FOUND OR SET AT ALL PROPERTY CORNERS.
- STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM GEODETIX, INC.
- ROTATE BEARING 00'07'19" COUNTERCLOCKWISE TO OBTAIN STATE PLANE COORDINATE SYSTEM.
- PRIVATE SANITARY SEWER LINES TO BE OWNED AND MAINTAINED BY OWNER OF LOT 3, BLOCK 1, AND N.C.B. 17160.

SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION. TxDOT NOTES

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. 3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 172.24'. INSET "A" SCALE: 1"=50' 4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.

(VOLUME 9500, PAGE 5) 16 15 14 13 12 310.66 RIVER BEND OF CAMINO REAL P.U.D. (VOLUME 9500, PAGE 5) S32'14'12"E EXIST. 25' DRAIN R.O.W. 16' SAN. SWR. ESM'T. (VOLUME 8365, PAGES 1989-1991 924.92 13 12 (VOLUME 8365, PAGES 1989 120 S35'55'12"E 10 16' SAN: SWR. ESM'T. EXIST. 25' DRAIN R.O.W. 16' SAN. SWR. ESM'T. (VOLUME 8365, PAGES 1989-1991) INSET N=13,757,512.9877 119 00 BLOCK N. C. B. (20.100)ACRES) LOT 3 BLOCK 1 N.C.B. /17160 DRAINAGE/ EASEMENT (20.100/ACRES) —(VOLUME 9531, PAGES 177-180) 141.00 INGRESS/EGRESS, PRIVATE -WALKER RANCH-BLANCO DRAINAGE AND SANITARY SEWER EASEMENT (VOLUME 9552, PAGE 95) - (VOLUME 9552, PAGE 95) -MATCHLINE SHEET 3 OF 3

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WALKER RANCH, WHICH IS RECORDED IN VOLUME 9531, PAGES 177-180, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF DATE HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ______DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

STATE OF TEXAS

MIY COMMISSION EXPIRES:

COUNTY OF BEXAR THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED ACENT DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER'S DULY AUTHORIZED AGENT STATE OF TEXAS COUNTY OF BEXAR BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF_____

A.D. 20_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DAVID L. ALLEN 66073 CENSE!

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS E VEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

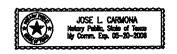
LICENSED PROFESSIONAL ENGINEER





STATE OF TEXAS I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

REGISTERED PROFESSIONAL LAND SURVEYOR



WALKER RANCH THIS REPLAT OF ___HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. STATE OF TEXAS COUNTY OF BEXAR ____COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____, A.D. 20____AT____M, AND DULY RECORDED THE _____DAY OF_____ ____, A.D. 20____AT____M, OF SAID COUNTY, IN BOOK VOLUME_____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ _____, A.D. 20_____ COUNTY CLERK, BEXAR COUNTY, TEXAS

N=13,756,478.5438

E=2,124,376.3298

MACINA, BOSE, COPELAND & ASSOCIATES, INC.

500 N. AKARD STREET, SUITE 600

DALLAS TEXAS 75201-3320

CONSULTING ENGINEERS AND LAND SURVEYORS

GSSW-REO, L.C.

(214) 954-8701

OWNER/DEVELOPER:

1035 Central Parkway North, San Antonio, Texas 78232 Phone (210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com

27588-1275

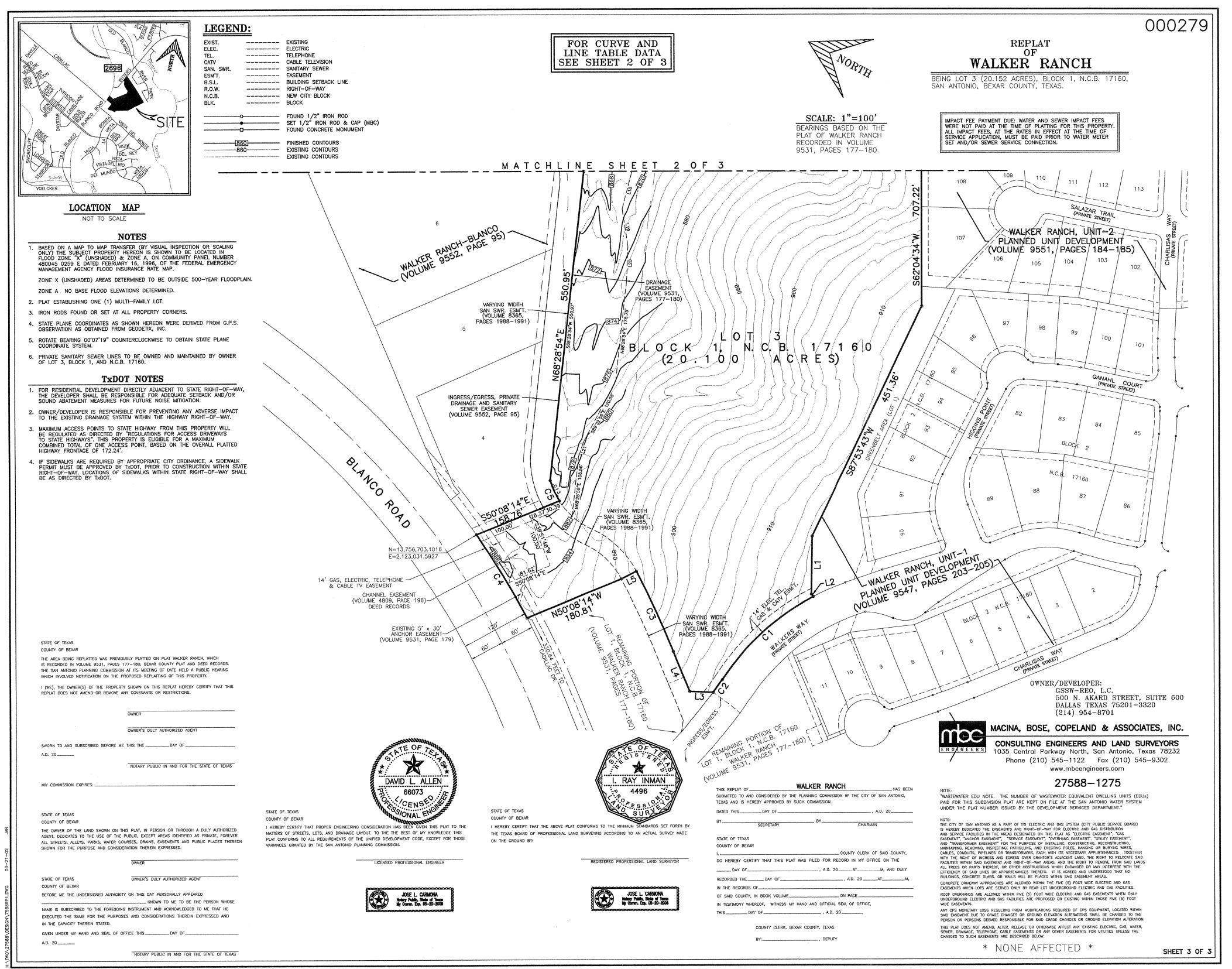
"WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SURDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT."

NOTE:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD)
IS HEREBY DEDICATED THE EASEMENTS AND RICHT—OF—WAY FOR ELECTRIC AND GAS DISTRIBUTION
AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ORS
EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHAND EASEMENT", "UTILITY EASEMENT",
AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING,
MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES,
CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTERNANCES: TOGETHER
WITH THE RIGHT OF INCRESS AND EGRESS OVER CRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS FASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

* NONE AFFECTED *

SHEET 2 OF 3





City of San Antonio <u>New</u> <u>Vested Rights Permit</u> Application

Permit File: # Date: October 14, 2003 1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent 2. Please complete subject of application and attach 2 maps of the property and 2 sets of all applicable documents. Note: All Applications must have a Site Map showing the Area Boundary (Attached). Owner/Agent Duke, Inc. Phone: (972) 239-3858 Fax: (972) 239-7525 Address: 13601 Preston Road, Dallas Texas Zip: Engineer/Surveyor: Macina, Bose, Copeland & Assoc., Inc. Phone: (210) 545-1122 Fax (210) 545-9302 1035 Central Parkway North, San Antonio, Texas Zip: 78232 Address: 1. Name of Project: Walker Ranch 2. Site location or address of Project: Blanco Road & Old Bitter Road 3. Council District 9 ETJ NO Over Edward's Aquifer Recharge □ yes ☑ no 4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application. Apartment Complex 5. What is the date the applicant claims rights vested for this Project? 6. What, if any, construction or related actions have taken place on the property since that date?

DEDMIT			
• PERMIT Type of Permit:		Date of Application	
Permit Number:			
Expiration Date:		Acreage:	
accepted prior to September	OPMENT PLAN (MDP) (Form 1, 1997) are subject to permit right conordinance (9/25/97) and projects submerptance date.	ditions within 18 months from th	ne effective date re subject to 18
Name:		#	
Date accepted:	Expiration Date:	MDP Size:	acres
• P.U.D. PLAN			
Name:		#	
Date accepted:			
• Plat Application			
	Valker Ranch	Plat #_ <u>000279</u> Acrea	ige <u>20.152</u>
Date submitted: 3-28	-2000 Expiration I	Date: <u>3-28-2004</u>	
(Note: Plat must be app	roved within 18 months of applic	ation submittal date)	
 Approved Plat 			
Plat Name:	Plat	# Acreage:	Approval
Date: Plat Rec	ording Date: Expiration	on Date: Vol./Pg	
Note: If plat is not reco	orded within 3 years of plat appro	val permit right will expire	OF OF P
• Others			
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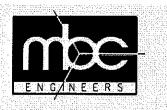
under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years

7. By what means does the applicant claim rights vested for this Project? Please specify all that

in jail and fine of up to \$10,000.

Permit File # 04-10-01/

	information this Application and the wner is entitled to Vested Rights on the	attached documents are true and correct and that it is he listed location.
Print name:	w.M.//ea_Signature: T	Duli Mas Date: 10-14-03
Sworn to and subscri	LAGEY A. KEUNE NOTARY PUBLIC STATE OF TEXAS My Comm. Exp. 09-13-2006	ich witness by hand and seal of office. Accent A. Keune Notary Public, State of Texas
	City of San An	itonio use
Permit File: #Assigned	PP 04-10-011 I by city staff	Date:
	Approved	☐ Disapproved
Review By:	magh	Date: 10-23-03
	THAT ANY RIGHTS COMI OR PLAT APPROVAL EXPIRE	ING FROM THIS APPLICATION WILL BE VOID



MACINA • BOSE • COPELAND AND ASSOCIATES, INC.

CONSULTING ENGINEERS AND LAND SURVEYORS 1035 Central Parkway North, San Antonio, Texas 78232 (210) 545-1122 ext. 105 FAX (210) 545-9302

www.mbcengineers.com donmiller@mbcengineers.com

То:	O: CITY OF SAN ANTONIO		Project No. 27588		Date October 14, 2003		
	1901 S. ALAM	0					
	S.A.T. 78204			WALKER RAN	ICH		
Attn:	MIGHELLE OC	nzale sc/AK	2 MUH NG	o- CASTRO			
WE ARE	SENDING YOU	Attached	☐ Under se	eparate cover via		the following items.	
☐ Shop Drawings X Prints		X Prints	☐ Plans ☐ Samples		☐ Specifications		
□ Сору с	of Letter	☐ Change Or	der 🗆				
COPIES DATE		DATE	NO.	DESC		CRIPTION	
2				VESTED RIGHTS PERMIT APPLICATION			
2				PLAT (WALKER RANCH—3 PAGES)			
1			25193	CHECK (\$160.00)			
THESE A	RE TRANSMITT	ED as checked b	pelow:				
X For your approval \(\square\) A		□Ap	pproved as submitted ☐ Resubmit _			copies for approval	
☐ For your use ☐ Ap		proved as noted	□ Submit		copies for distribution		
☐ As requested ☐ Returned for co			eturned for correc	ctions 🗆 Return		corrected prints	
☐ For revi	iew and commen	t			·		
□ FOR BI	IDS DUE				INTS RETURNED AFTE	ER LOAN TO US SEE	
REMARK	S: Michelle, atta	ached is the ve	sted rights perr	nit application, copies	s of the plat and a ch	eck for \$160.00?	
Please pi	rocess at your e	earliest conveni	ience. If you ha	ve any questions or	need additional inforn	nation please tet ಇಗಳು	
me know	'						
	····	-			Thanx,	TAN TEN	
Don				N_S\$\frac{1}{2}			
			. ·	SIGNED: T	- h = 7		

DON W. MILLER



MACINA BOSE COPELAND & ASSOC., INC.
1035 CENTRAL PARKWAY NORTH
SAN ANTONIO, TX 78232.
(210) 545-1122

REMITTANCE ADVICE

25193

30-76/1140

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DOLLARS

CHECK

191403 City of Lan antonio

URPYEL 27588 25193

160,00



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SECURITY FEATURES: MICHO PRINT BORDERS - COLORED BRICK PATTERN - WATERMARK ON REVERSE SIDE - MISSING FEATURE INDICATES A COPY